

LAKEWOOD PLANNING BOARD

AGENDA

Tuesday, December 15, 2015

6:00 P.M.

1. FLAG SALUTE & CERTIFICATION OF COMPLIANCE

"The time, date and location of this meeting was published in the *Asbury Park Press* and posted on the bulletin board in the office of the Township of Lakewood at least 48 hours in advance. The public has the right to attend this meeting, and minutes of this meeting will be available for public inspection. This meeting meets the criteria of the Open Public Meetings Act."

2. ROLL CALL

3. SWEARING IN OF PROFESSIONALS

4. MEMORIALIZATION OF RESOLUTIONS

1. 2015 Meeting Dates

2. SP 2133 Jack Aviv

Vassar Avenue Block 1602, Lot 6
Preliminary & Final Major Site Plan for a storage building

3. SP 2141 118-120 Clifton Ave, LLC

Clifton Avenue Block 90, Lot 7
Preliminary and Final Major Site Plan for a building addition

4. SP 1948A Yeshiva Orchos Chaim

Oberlin Avenue Block 1600, Lot 12
Amended Preliminary and Final Major Site Plan for an addition to an existing school

5. SD 2063 Eli Schwab

Joe Parker Road Block 189.16, Lot 157
Minor Subdivision to create three lots

6. SD 2067 Mark Moskovitz

Central Avenue & Bradshaw Road Block 83, Lot 7
Minor Subdivision to create two lots

7. SP 2112 Monlu LLC – Stuart Lubowsky

Princeton Avenue Block 162, Lots 2 & 4
Preliminary and Final Major Site Plan for a building addition

8. SD 2083 Benjamin Weber

Ridge Avenue Block 189.03, Lot 171.01
Minor Subdivision to create two lots

9. **SD 2086 One Olive Court, LLC**
Olive Court Block 251 Lot 1.11
(Denial) Minor Subdivision to create two lots
10. **SD 2087 George Topas**
Central Avenue Block 85 Lot 5
(Denial) Minor Subdivision to create two lots
11. **SD 2088 Moshe Shvarzblat**
Gudz Road Block 11.04, Lots 10, 11, 12, & 23
Preliminary and Final Major Subdivision to create seven lots
12. **SD 2082 MCAAA Inc**
East County Line Road Blocks 194-198, Lots 1 & 4; 1-3; 1-5; 2-8; 10
Preliminary and Final Major Subdivision to create twenty lots

5. PLAN REVIEW ITEMS*

1. **SP 2151 Zichron Chaim, Inc.**
Lehigh Avenue Block 1605, Lot 8
Preliminary and Final Major Site Plan to convert an industrial building into a school. *Applicant is requesting a combined plan review and public hearing at this meeting.*

6. PUBLIC HEARING

1. **SP 2145 & SD 2089 Somerset New Hampshire, LLC**
Route 70 & New Hampshire Avenue Block 1248, Lot 2
Preliminary and Final Major Site Plan and Major Subdivision for a mixed use site
(continuation)
2. **SP 2143 Avraham Grubner**
East County Line Road Block 174.04, Lot 57.02
Preliminary and Final Major Site Plan for an office building
3. **SP 2060B Toms River Torah Center**
Seminole Drive Block 2, Lot 38
Preliminary and Final Major Site Plan for an addition to the existing school
4. **SP 2113A Yeshiva Shaar Hatalmud**
Edgecomb Avenue Blocks 1009; 1019; 1022; 1023, Lots 1.04 & 1.06; 2.01; 3; 1
Amended Preliminary & Final Major Site Plan for a school with duplexes
(continuation)
5. **SD 2069 Sam Rabinowitz**
Locust Street Block 1081, Lot 4
Preliminary and Final Major Subdivision to create seventy four residential lots, a community center, and two tot lots

- 6. SP 2138 Flea Market Developers, LLC**
Route 70 Block 1077, Lot 22 & 23
Preliminary & Final Major Site Plan & Subdivision for a mixed use development
(166 townhouses, a retail building, and a clubhouse)
(continuation)
- 7. SP 2144 Yosef Hirsch**
East County Line Road Block 208.01, Lots 14 & 15
Preliminary and Final Major Site Plan for a mixed use site (retail, office, shul)
- 8. SP 2154AA Yeshiva Sharrei Binah**
Laurel Avenue Block 536, Lot 41
Change of Use/Site Plan Exemption to convert property to a school with temporary trailers
Applicant has requested to carry this project to a future meeting date. This project will not be heard.
- 9. SP 2155 Congregation Williams Street**
Williams Street Block 411, Lots 12.01 & 13
Preliminary and Final Major Site Plan for a synagogue
Applicant has requested to carry this project to a future meeting date. This project will not be heard.
- 10. SP 2057A Congregation Satmar of Lakewood**
Kennedy Boulevard East Block 174.11, Lots 38.02, 39.01, & 39.02
Amended Preliminary and Final Major Site Plan for proposed synagogue, addition to existing residence, and Minor Subdivision to adjust lot line

7. PUBLIC PORTION

8. APPROVAL OF MINUTES

- Minutes from the November 24, 2015 Planning Board Meeting
- Minutes from the December 1, 2015 Planning Board Meeting

9. APPROVAL OF BILLS

10. ADJOURNMENT

***The public is advised that the Board has the authority to hold plan review and public hearing for any project in one meeting. This agenda is a draft agenda and is subject to change before and during the meeting as deemed appropriate by the Board.**